

## Lakeside/Pepper Drive-Bostonia

*Detailed matrix and map will be made available under separate cover upon completion of additional Planning Group meetings*

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### Key Issues

#### *Highway 67/Moreno Valley*

- Floodway and floodplain limit potential for expansion
- Future reclamation plans and improvements to San Vicente Dam could resolve some of the floodway issues
- Much of the land designated for future industrial use is currently reserved for extractive use

#### *Old Highway 80*

- Floodplain south of Highway 80 limits development on existing commercial and industrial lands

#### *Winter Gardens Blvd. and Woodside Ave*

- Incompatible uses are mixed together

#### *USDRIP*

- The community has lost industrial land that will now be converted to a park

### Planning Group Direction

- Properties currently zoned M58 should retain their zoning
- Most of the properties currently zoned C37 should retain their zoning
- Avoid creating non-conforming commercial and industrial uses
- In some cases, split designations should be changed to a single commercial or industrial designation
- Specific, identified businesses that reflect the rural character of Lakeside should be allowed to operate as conforming uses
- Tailored zoning will be required for the new designations

### Additional Staff Analysis/ Recommendations

With a few exceptions, staff supports Planning Group direction

In those areas where the group has not been able to reach a recommendation, staff has tried to balance the desires of the many stakeholders with the physical constraints, regional planning criteria, existing uses and future needs of the community

#### *Highway 67/Moreno Valley*

- Staff proposes a modest increase in Medium Impact Industrial lands
- Road improvements, reclamation plans for channelization and the dam raise will have a

significant effect on development potential. Staff proposes that any additional land use changes be made in conjunction with a comprehensive plan prepared after the adoption of GP2020

*Old Highway 80*

- In Service Commercial areas, staff's proposal varies depending on the development constraints, existing uses, and surrounding character. Suggestions include changes to Residential, Medium Impact Industrial, and General Commercial designations
- An industrial area east of Flinn Springs Road has been slightly expanded with the addition of some Limited Impact Industrial lands

*Winter Gardens Blvd. and Woodside Ave*

- Staff's proposal includes changing three residential neighborhoods from their current commercial designation to residential
- An area along Winter Gardens with a Service Commercial designation is proposed as Medium Impact Industrial which reflects the types of businesses that actually exist there
- North of Woodside Ave., the Service Commercial designation is proposed as Limited Impact Industrial

*Pepper Drive-Bostonia*

- A small area of Service Commercial, surrounded by residential uses, is proposed as General Commercial
- General Impact Industrial areas have been proposed as Medium Impact Industrial

**ERA Needs Analysis**  
(all numbers in acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	154	381	226	370	215
Industrial	244	1,123*	879	1,199*	955
Office	46	71	24	66	20

*\* This number includes approximately 350 acres of land currently identified for extractive use and approximately 100 acres of land located in USDRIP that has been placed into conservation and will not be developed. The extraction acreage will not be available for industrial use until the extractive use is complete.*

*Note: All numbers are rounded to the nearest whole number*

*Source: Economics Research Associates, County of San Diego*

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